

# CARBON COUNTY PLANNING COMMISSION

January 19, 2021

The regular monthly meeting of the Carbon County Planning Commission (CCPC) was held on Tuesday, January 19, 2021 at 2:00 p.m. virtually due to COVID-19 restrictions.

The following Board Members were present: Fred Bresswein, Chairman; George Karas, Vice Chairman; Bob Miller; Jesse Walck; Ginny Compton; Dwight Eisenhower; and Dennis Demara. Also in attendance were: David Bodnar, Planning & Development Director. Ivan Meixell, Jr., Land Planner; and Kathy Reigel, Recording Secretary. Commissioner Chris Lukasevich attended the meeting as well.

The following Board Member(s) were absent: Frank Jacobs, Secretary; and Timm Berger.

There being a quorum present Chairman Bresswein called the meeting to order at 2:00 p.m.

## **MINUTES:**

On motion of Bob Miller, seconded by Ginny Compton and unanimously passed, the Minutes of the December 15, 2020 regular monthly meeting were approved as mailed.

## **SUBDIVISION REVIEW:**

The following plans were submitted for review. The official review comments were forwarded accordingly and are attached hereto and made a part hereof.

- 1) **Lands of Randy S. Klingle & Christopher W. Moses Minor Subdivision/Lot Consolidation Plan** – Lower Towamensing Township (Final) {3,724}

RECOMMENDATION:            **Conditional Plan Rejection.**

MOTION:                      G. Karas.

SECOND:                        D. Demara

VOTE:                             Unanimous.

- 2) **Timothy D. & Betsy R. Kirkpatrick Lot Line Revision** – Penn Forest Township (Final) {3,725}

RECOMMENDATION:           **Conditional Plan Approval.**

MOTION:                        B. Miller.

SECOND:                        D. Eisenhower.

VOTE:                             Unanimous.

- 3) **Scott H. Neeb and Bruce R. Jr. & Audrey M. Rehrig Major Subdivision/Land Consolidation**  
Mahoning Township (Preliminary/Final) {3,726}

RECOMMENDATION:           **Conditional Plan Approval.**

MOTION:                       G. Karas.

SECOND:                       B. Miller.

VOTE:                           Unanimous.

**TECHNCIAL DOCUMENTATION REVIEWS:**

- 1) **JIM THORPE BOROUGH:** Proposed “Short-Term Rental Ordinance of Borough of Jim Thorpe” (Regulations).
- 2) **JIM THORPE BOROUGH:** Proposed Amendments to Jim Thorpe Borough Zoning Ordinance – Short-Term Rentals (Sections 500-7, 500-31 & 500-50.2).

The proposed Short-Term Rental Ordinance and the proposed Zoning Amendments concerning Short-Term Rentals were reviewed in accordance with the PA Municipalities Planning Code (PA MPC - Act 247 of 1968 as reenacted and amended). Mr. Meixell’s prepared response indicated that the Short-Term Ordinance/Zoning Ordinance Amendments as proposed are consistent with current land use practices and, therefore, Approval/Adoption is recommended for both.

His comments also indicated that the need is recognized for an ordinance to address complaints to the Borough regarding excessive noise, parking, litter and concerns regarding security and public safety from the transitory occupants of the short-term rental units within the Borough of Jim Thorpe. The provisions of the ordinance as proposed will hopefully remove the above impacts to residential neighborhoods within the Borough and the burden on community services.

As is customary, his response also pointed out that Section 609 of the PA MPC specifies what procedures must be followed for adoption of the Ordinance/Zoning Ordinance Amendments. In addition as required, Jim Thorpe Borough was requested to forward an official signed copy of both the Short-Term Rental Ordinance and Zoning Amendments to the Carbon County Office of Planning & Development within 30 days after adoption/enactment for record purposes. The Borough was also thanked for providing the CCPC with the opportunity to review and comment on the proposed documents.

A brief discussion ensued wherein it was ascertained that Towamensing Township adopted an amendment to their Zoning Ordinance regarding short term rentals in December 2020. That amendment was reviewed by the CCPC at its 10/20/2020 meeting & recommended for approval/adoption. The recording secretary was directed to email the proposed Jim Thorpe Borough Ordinance/Amendments to CCPC Board Members for their perusal. Subsequently, on motion of Jesse Walck, seconded by Dwight Eisenhower and

unanimously passed the aforementioned comments recommending approval/adoption of the Ordinance/Amendments are to be forwarded appropriately.

- 3) **SHPO** (State Historic Preservation Office) – **Compliance with National Historic Preservation Act, Section 106** – Acer Associates, LLC on behalf of T-Mobile – Modification of cellular antenna facility, A Avenue (between 136 & 146), Palmerton Borough

After a thorough review, it is believed the proposed project does not pose any potential effects on existing historic places/sites within Palmerton Borough.

- 4) **SHPO – Compliance with National Historic Preservation Act, Section 106** – Trileaf Corp. on behalf of Scientel Wireless, LLC – Construction of a self-support lattice telecommunication tower, Albrightsville, Penn Forest Township

After review, it was concluded that the Carbon County Comprehensive Plan & Greenway Plan adopted 11/21/2013 does not list any structure or object, on or within the viewshed of the proposed building site that are significant in American history, architecture, archeology, engineering or culture; or that is listed or eligible for

- 5) **PA DEP** (Department of Environmental Protection) **NPDES** (National Pollutant Discharge Elimination System) **Permit Application** – Sid Sawah – New Property Access Road, Towamensing Township

The “County Notification of Planned Land Development for Chapter 102 Permits” was completed and Returned to Livic Civil in the required time frame.

- 6) **PA DEP SFPM** (Sewage Facilities Planning Module) – Scott H. Neeb and Bruce R. Jr. & Audrey M. Rehrig Major Subdivision/Land Consolidation – Mahoning Township *{File #3,726}*

The required Component 4B – County Planning Agency Review was completed.

After a brief review and discussion, the aforementioned responses are to be forwarded appropriately.

### **CORRESPONDENCE:**

Correspondence received is on file in the Carbon County Office of Planning & Development, and is available for review from 8:30 a.m. to 4:30 p.m. – Monday through Friday.

### **ADJOURNMENT:**

There being no further business, on motion of Dennis Demara, seconded by Bob Miller and unanimously passed, the meeting adjourned at 2:33 p.m.

/S/ Frank Jacobs  
\_\_\_\_\_  
Frank Jacobs, Secretary